

When Recorded Return to:



200501250170
Skagit County Auditor

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273

1/25/2005 Page 1 of 3 3:47PM

Quit Claim Deed

Grantor(s): Dan Digerness
Diane Berglund
Patricia Morton

Grantee(s): Oyster Creek, LLC

Legal Description (abbreviated): Ptn of SW SW S9 T36N R3EWM
Ptn Lt 1, S16 T36N R3EWM

Assessor's Tax Parcel Number: P47706 & P47921

For and in consideration of Love and Affection and no monetary consideration, **Dan Digerness**, **Diane Berglund** and **Patricia Morton**, as equal co-tenants and each as their sole and separate property ("Grantor") convey and quit claim to Oyster Creek, LLC, a Washington limited liability company ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of Grantor therein:

Attached as Schedule "A" and as recorded under Skagit County Auditor's File No. 895434 in Volume 348 of Official Records at page 574.

SUBJECT TO all encumbrances and defects of record.

Dated as of ~~December~~ ^{January 4} ⁵, 2004.

Daniel A. Digerness
Dan Digerness

Pat Morton
Pat Morton

354
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2005

Amount Paid \$
Skagit Co. Treasurer
Deputy

Quit Claim Deed

Page 1

H:\E\WJDIGERNES412 Deed to Oyster Creek LLC.wpd
12/22/4 14:27

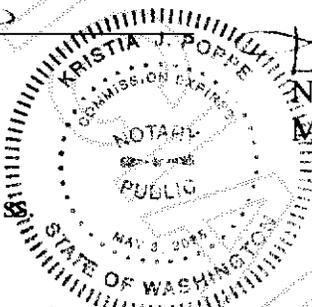
Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA. 98273
(360) 336-6502 Fax 336-5616
Email Elliott@EWJLaw.com

Diane Berglund
Diane Berglund

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Dan Digerness, appeared before me and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1-6-05

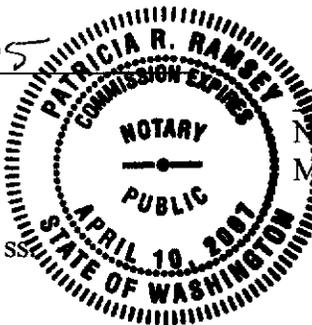


Kristia J. Poppe
Notary Public
My appointment expires: May 3, 2005

State of Washington)
)
County of Skagit)

I certify that I know or have satisfactory evidence that Pat Morton, appeared before me and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1/4/2005

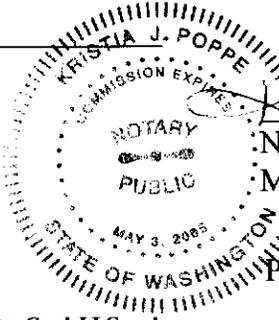


Patricia R. Ramsey
Notary Public
My appointment expires: 4-10-2007

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Diane Berglund, appeared before me and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1-6-05



Kristia J. Poppe
Notary Public
My appointment expires: May 3, 2005

Quit Claim Deed

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H:\EWJADIGERNES\412 Deed to Oyster Creek LJ C deed
12/22/4 14:27

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1 ATTACHED SCHEDULE "A"

2 PARCEL A:

3 That portion of the following described parcel lying East of the Center line of Oyster Creek:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 9, Township 36 North, Range 3, East W.M., and in lot 1, Section 16, Township 36 North, Range 3, East W.M., described as follows:

Beginning at the Southerly portal of the Great Northern Railway Tunnel as now located; thence South 32° East along the Center line of Great Northern Railway 189.15 feet to an intersection with a line whose approximate direction is North $78^{\circ}27'$ East running through two steel stakes to the Westerly line of the Pacific Highway, which is the Easterly end of said line; thence in a Northerly direction along the Westerly line of said Pacific Highway to the Southeast Corner of that parcel conveyed to Alvin Digerness and Patricia Digerness by Deed recorded October 26, 1976 under Auditor's File No. 844914; thence due West along the South line of said Digerness parcel to a point on the Easterly line of the Pacific Highway; thence along the Easterly side of the Pacific Highway in a Southwesterly direction to the point of intersection with the center line of the Great Northern Railway right of way; thence Southeast from the center line of the Great Northern Railway right of way, to the point of beginning, except Great Northern Railway right of way.

PARCEL B:

All that portion of Lot 1, Section 16, Township 36 North Range 3, East W.M., lying South of a line described as follows:

Beginning at the Southerly portal of the Great Northern Railway tunnel as now located; thence South 32° East along center line of Great Northern Railway 189.15 feet to an intersection with a line whose approximate direction is North $78^{\circ}27'$ East, running through two steel stakes, set in concrete, to the Westerly line of the Pacific Highway, which is the Easterly end of said line; excepting herefrom any land East of said Pacific Highway and excepting Great Northern Railway Right of Way, and any land West of said right of way.



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